108.0	0001	0013.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,900 / 651,900
					USE VALUE:	651,900 / 651,900
					ASSESSED:	651,900 / 651,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMENTSKY LEE--ETAL	
Owner 2:	O LEARY KATHLEEN M	
Owner 3:		
Street 1:	32 DODGE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,233 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7233.000	206,000		445,900	651,900
Total Card	0.166	206,000		445,900	651,900
Total Parcel	0.166	206,000		445,900	651,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.00 | /Parcel: 352.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68820

GIS Ref

GIS Ref

Insp Date 09/22/18

!8461!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,000	0	7,233.	445,900	651,900	651,900	Year End Roll	12/18/2019
2019	101	FV	189,000	0	7,233.	452,300	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	187,700	0	7,233.	337,600	525,300	525,300	Year End Roll	12/20/2017
2017	101	FV	187,700	0	7,233.	305,800	493,500	493,500	Year End Roll	1/3/2017
2016	101	FV	187,700	0	7,233.	293,000	480,700	480,700	Year End	1/4/2016
2015	101	FV	186,800	0	7,233.	248,400	435,200	435,200	Year End Roll	12/11/2014
2014	101	FV	186,800	0	7,233.	235,700	422,500	422,500	Year End Roll	12/16/2013
2013	101	FV	186,800	0	7,233.	224,200	411,000	411,000		12/13/2012

PRINT

Date	Time
12/10/20	23:02:08

LAST REV

Date	Time
10/03/18	11:38:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLUGIS ERIC J -	23867-58		11/5/1993		172,500	No	No		Y

USER DEFINED

Prior Id # 1:	68820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2016	27	Solar Pa	1,092					
5/17/2004	401	Wood Dec	38,800	C		G5	GR FY05	ADD DECK 14X41, FB

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
9/4/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	372	PATRIOT
3/22/2005	Fieldrev-Chg	BR	B Rossignol
12/3/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
8/8/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7233		Sq. Ft.	Site		0	70.	0.88	5									445,892						445,900	

Total AC/HA: 0.16605 | Total SF/SM: 7233 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,892 | Spl Credit | Total: 445,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279938
Depreciation:	73904
Depreciated Total:	206035

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

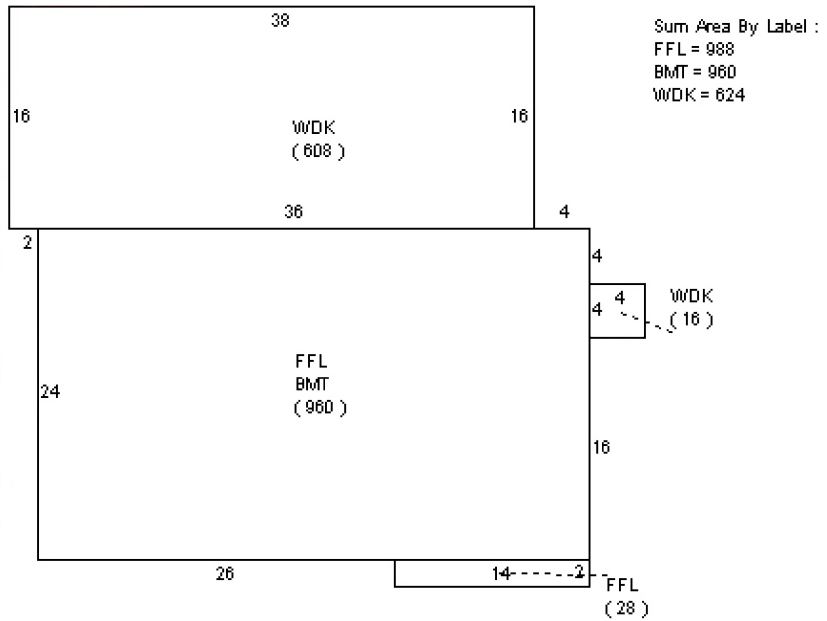
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2016
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	129.530	127,978
BMT	Basement	960	67.360	64,669
WDK	Deck	624	7.680	4,791
	Net Sketched Area:	2,572	Total:	197,438
Size Ad	988	Gross Are	2572	FinArea 1852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	80.09
Final Total:	206000	Val/Su SzAd	208.50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	